

# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Swansea

### Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	14	+ 75.0%	53	57	+ 7.5%
Closed Sales	13	7	- 46.2%	56	52	- 7.1%
Median Sales Price*	\$425,000	\$660,000	+ 55.3%	\$425,000	\$459,500	+ 8.1%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	45	67	+ 48.9%	46	42	- 8.7%
Percent of Original List Price Received*	96.5%	94.6%	- 2.0%	96.8%	97.7%	+ 0.9%
New Listings	8	19	+ 137.5%	50	69	+ 38.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

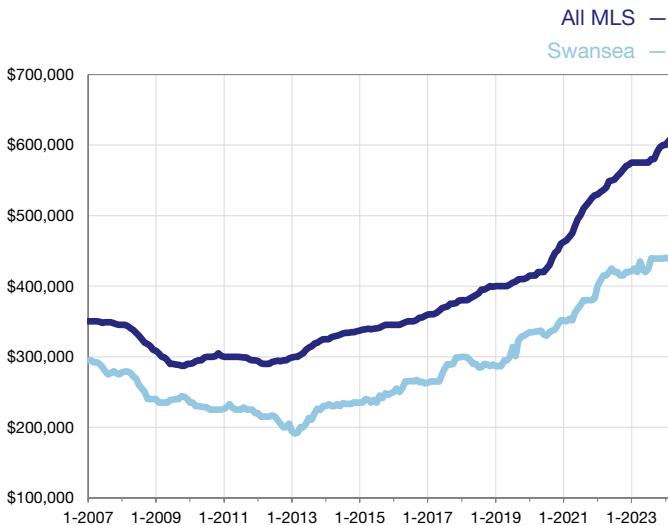
### Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$320,000	\$0	- 100.0%	\$359,500	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	11	0	- 100.0%	25	0	- 100.0%
Percent of Original List Price Received*	103.6%	0.0%	- 100.0%	101.8%	0.0%	- 100.0%
New Listings	0	0	--	2	0	- 100.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

